129.0	0001	0006.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,382,200	/	1,382,200
USE VALUE:	1,382,200	/	1,382,200
ASSESSED:	1,382,200	/	1,382,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAMILTON CYNTHIA L
Owner 2:	
Owner 3:	
Street 1:	45 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NEWELL MAIREEN W/TRUSTEE -
Owner 2:	MAIREEN W NEWELL TRUST -
Street 1:	45 JASON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 13,371 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1860, having primarily Wood Shingle Exterior and 3386 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13371.000	630,100	13,100	739,000	1,382,200
Total Card	0.307	630,100	13,100	739,000	1,382,200
Total Parcel	0.307	630,100	13,100	739,000	1,382,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.21 | /Parcel: 408.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	83572
GIS Ref	
GIS Ref	
Insp Date	11/24/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 129.0-0001-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	630,200	13100	13,371.	739,000	1,382,300	1,382,300	Year End Roll	12/18/2019
2019	101	FV	466,800	13600	13,371.	780,100	1,260,500	1,260,500	Year End Roll	1/3/2019
2018	101	FV	472,000	13600	13,371.	574,800	1,060,400	1,060,400	Year End Roll	12/20/2017
2017	101	FV	472,000	13600	13,371.	550,200	1,035,800	1,035,800	Year End Roll	1/3/2017
2016	101	FV	472,000	13600	13,371.	509,100	994,700	994,700	Year End	1/4/2016
2015	101	FV	445,800	14000	13,371.	427,000	886,800	886,800	Year End Roll	12/11/2014
2014	101	FV	445,800	14000	13,371.	417,100	876,900	876,900	Year End Roll	12/16/2013
2013	101	FV	445,800	14000	13,371.	397,400	857,200	857,200		12/13/2012

!10121!

PRINT

Date	Time
12/11/20	00:28:16

LAST REV

Date	Time
01/25/18	11:49:28

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10121

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEWELL MAIREEN	50855-584		3/10/2008		950,000	No	No		
NEWELL MAIREEN	47845-70		7/21/2006	Family	4,000	No	No		land swap w/ parcel 129-1-7
NEWELL MAIREEN	42843-135		5/20/2004	Family	99	No	No		
	11359-819		7/20/1967			No	No		N

USER DEFINED

Prior Id # 1:	83572
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/14/2010	311	Re-Roof	9,850					STRIP & REROOF
9/26/2006	810	Porch	12,000			G8	GR FY08	repair existg & ex

ACTIVITY INFORMATION

Date	Result	By	Name
11/24/2017	Meas/Inspect	HS	Hanne S
11/14/2008	Meas/Inspect	345	PATRIOT
11/6/2000	Hearing Chag	189	PATRIOT
11/1/1999	Meas/Inspect	256	PATRIOT
2/27/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13371		Sq. Ft.	Site		0	90.	0.61	10									739,014						739,000	

Total AC/HA: 0.30696 | Total SF/SM: 13371 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 739,014 | Spl Credit | Total: 739,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1860	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.96010041
Const Adj.:	0.99792004
Adj $ / SQ:	124.553
Other Features:	97250
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	774107
Depreciation:	143984
Depreciated Total:	630123

COMMENTS

OF=FFL SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	7	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

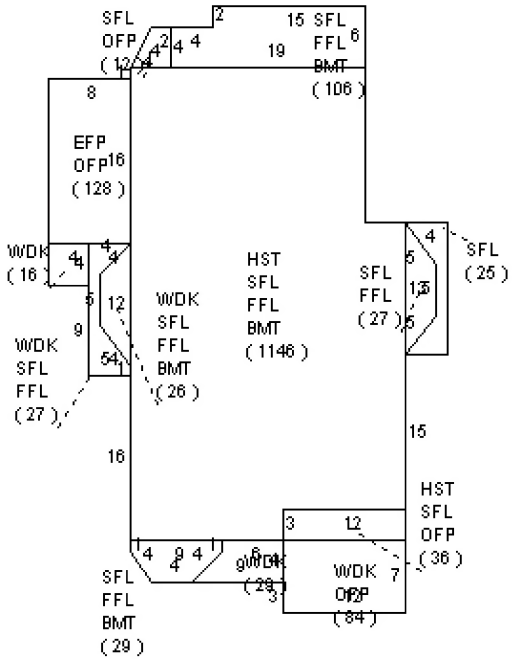
No Unit	RMS	BRS	FL
1	11	7	
Totals			
1	11	7	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.66
Special Features:	0	Val/Su Net:	119.72
Final Total:	630100	Val/Su SzAd	186.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,434	124.550	178,610
FFL	First Floor	1,361	124.550	169,517
BMT	Basement	1,307	37.370	48,837
HST	Half Story	591	124.550	73,611
OFP	Open Porch	260	22.800	5,928
WDK	Deck	182	11.470	2,088
EFP	Enclos Porch	128	48.390	6,194

	Net Sketched Area:	5,263		Total:	484,785
Size Ad	3386	Gross Are	5854	FinArea	3386

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

129.0-0001-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	30X22	G	AV	2000	23.48	T	15.2	101			13,100			13,100

More:	N	Total Yard Items:	13,100	Total Special Featues:		Total:	13,100

IMAGE

AssessPro Patriot Properties, Inc